



Report to: Development Services Committee

Meeting Date: April 19, 2021

SUBJECT: York Region Proposed Population and Employment Forecast and Land Needs Assessment to 2051

PREPARED BY: Marg Wouters, MCIP, RPP, Senior Manager, Policy & Research (x. 2909)

RECOMMENDATION:

- 1) That the staff report and presentation entitled “York Region Proposed Population and Employment Forecast and Land Needs Assessment to 2051” dated April 19, 2021 be received;
- 2) That staff be directed to undertake public consultation on the Region’s Proposed Forecast and Land Needs Assessment to 2051 as outlined in this report, prior to reporting back to Council with comments for submission to York Region;
- 3) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

York Region has released a proposed forecast and land needs assessment for growth to 2051 as part of their ongoing municipal comprehensive review (MCR). The forecast distributes the population and employment growth to 2051 identified in the Provincial Growth Plan to the nine local municipalities in the Region. Input on the proposed forecasts is being sought from local municipalities and the public prior to the forecasts being finalized and incorporated in a draft Regional Official Plan. This report provides an overview of the proposed forecast and land needs assessment, particularly as it affects Markham. It also provides preliminary staff comments as the basis for public consultation.

The key elements of the forecast and land needs assessment are as follows:

- the Growth Plan requires the Region to plan for a population of 2.02 million and 990,000 jobs by 2051. Markham is proposed to accommodate almost one-third of the Region’s population and employment by 2051;
- The Region’s distribution of population growth is based on the Growth Plan minimum intensification rate of 50% Region-wide. The draft forecast assumes a 52% intensification rate for Markham;
- For lands outside the Built Boundary (shown in Figure 1) the Region is assuming a Region-wide designated greenfield area (DGA) minimum density of 60 residents + jobs per hectare. The proposed minimum DGA target for Markham is 70 residents + jobs per hectare;

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- Employment growth assumptions take into account the changing nature of employment including the shift to knowledge-based jobs, and growth in e-commerce and work from home;
 - 80 percent of the Region's remaining whitebelt lands are required to accommodate population and employment growth to 2051. All (100%) of Markham's whitebelt lands (1,490 ha) are required to accommodate the forecast growth;
 - In determining land needs, the Region had to follow the Province's land needs assessment methodology, and also considered how to service growth in a fiscally responsible manner;
 - The Region identifies housing affordability as a risk in achieving the 2051 forecast; and
 - Phasing of infrastructure and development will be required to mitigate growth-related risks.

Markham staff's preliminary comments as summarized below will provide the basis for public consultation:

- The population and employment forecast for Markham appears optimistic given recent growth trends, the potential gap in transportation infrastructure including transit, and worsening housing affordability;
- The intensification target of 52% for Markham appears to be achievable based on recent trends;
- The DGA minimum density of 70 residents and jobs per hectare for Markham requires further review. Staff are concerned about the lack of higher-order transit for the proposed expansion lands north of Elgin Mills Road;
- The employment forecast assumes a large share of Major Office development in Markham largely related to the Yonge North Subway Extension. Markham will need to ensure appropriate opportunities are available for office development along the Yonge Corridor and in the Langstaff Gateway Regional Centre;
- The viability of employment lands east of Warden Avenue and the interface with the Almira Hamlet needs to be confirmed; and
- Markham staff agree controlled phasing, subject to timing and critical infrastructure availability including transit, will be critical for orderly and fiscally responsible development of the expanded designated greenfield area.

Regional consultation on the proposed forecast and land needs assessment is expected to occur during the spring and summer in advance of release of a draft Regional Official Plan in Fall 2021. The Region is requesting local municipal Council input by mid-July 2021. Markham staff are recommending a public consultation program during April/May which will include a Council Education session and virtual public open house.

PURPOSE:

This report provides an overview of York Region's proposed forecast and land needs assessment for anticipated growth to 2051. The report also proposes that Markham undertake public consultation on the proposed forecast prior to providing comments for Markham Council consideration.

BACKGROUND:

York Region is preparing a new Regional Official Plan (ROP) and undertaking a municipal comprehensive review (MCR) as part of its conformity exercise to the Growth Plan. The new ROP is also required to reflect the policy direction of other provincial policies and plans, including the Provincial Policy Statement 2020, Greenbelt Plan 2017 and Oak Ridges Moraine Conservation Plan 2017.

A key component of the Region's MCR is the preparation of a population and employment growth forecast for the Region to 2051. The Region's forecast distributes the Province's 2051 forecast, as identified in Schedule 3 of the Growth Plan, to its local municipalities. A component of the forecast is a land needs assessment which identifies the quantum and location of additional lands needed to achieve the forecasts.

The Region's draft forecast and land needs assessment was released in a March 18, 2021 report to Regional Council, with a recommendation for Regional staff to consult on the proposed forecast and land needs assessment and report back on phasing policies necessary to manage growth over the 2051 planning horizon.

This report provides:

1. An overview of the Region's draft forecast and land needs assessment;
2. Preliminary Markham staff comments on the forecast and land needs assessment for Markham; and
3. A proposed public consultation program to obtain input from the public and various stakeholders in Markham prior to formalizing comments.

A link to the Region's March 18, 2021 report is provided [here](#).

OPTIONS/ DISCUSSION:**1.0 Overview of Region's Draft Forecast and Land Needs Assessment**

The following provides an overview of the draft forecast and land needs assessment for both York Region and Markham, including total population and employment, intensification rates, designated greenfield area density targets and identified urban expansion lands.

The Region is required to plan for a population of 2.02 million and 990,000 jobs by 2051; Markham is proposed to accommodate almost one-third of the Region's population and employment by 2051

Schedule 3 of the Growth Plan requires the Region to plan to accommodate a minimum of 2.02 million population and 990,000 jobs by 2051. This represents growth of approximately 800,000 people and 345,000 jobs over the next 30 years (2021-2051).

The Region's report notes that York Region's 22% share of population growth between 2016 and 2051 (35 years), is the highest amongst all Greater Toronto and Hamilton Area

(GTHA) municipalities, followed closely by Peel Region and the City of Toronto (both 21%). In comparison, Durham Region and Halton Region are forecast to accommodate 16% and 13% of the GTHA population. York Region is also forecast to accommodate 25% of GTHA employment growth over the same period.

Table 1 provides the proposed distribution of population and employment growth for York Region's nine local municipalities. The forecasts are based on assumptions that take into account recent demographic, market and economic trends, housing and employment land supply, market demand for intensification and regional and local policy.

Markham is expected to grow to approximately 619,200 persons and 309,200 jobs by 2051, accommodating approximately one-third of the Region's total population and employment by 2051. Vaughan and Richmond Hill are also proposed to accommodate large shares of the total 2051 population and jobs, with the three southern municipalities (Markham, Vaughan, Richmond Hill) expected to accommodate 75% of total population and almost 80% of total employment by 2051.

Municipality	Population	Employment	Percent of Total	
			Population	Employment
Markham	619,200	309,200	31	31
Vaughan	568,700	352,000	28	36
Richmond Hill	317,000	122,600	16	12
<i>Subtotal</i>	<i>1,504,900</i>	<i>783,800</i>	<i>75</i>	<i>79</i>
Newmarket	110,700	57,600	5	6
East Gwillimbury	105,100	37,400	5	4
Whitchurch-Stouffville	92,900	31,900	5	3
Aurora	84,900	41,000	4	4
Georgina	71,900	21,900	4	2
King	49,600	16,400	2	2
<i>Subtotal</i>	<i>515,100</i>	<i>206,200</i>	<i>26</i>	<i>21</i>
York Region Total	2,020,000	990,000	100	100

Source: York Region March 18, 2021 report (Table 5) and City of Markham Policy & Research Group.

The Region's distribution of population growth is based on the Growth Plan minimum intensification rate of 50%; the draft forecast assumes a 52% intensification rate for Markham

The Region's forecast is based on the Growth Plan minimum intensification rate of 50% Region-wide. The intensification rate represents the percentage of growth to be accommodated within the Built Boundary of each local municipality. The Built Boundary was established by the Province as part of the original Growth Plan 2006, and has not been revised since then. Figure 1 identifies Markham's Built Boundary.

The Region's intensification strategy is based on a hierarchy of centres and corridors served by higher order transit including major transit station areas (MTSAs). Because of

the variation in intensification opportunities within each of the local municipalities, the Region-wide intensification rate of 50% is delivered through the assumption of higher intensification rates for the local municipalities that will be served by higher order transit, namely Markham, Vaughan and Richmond Hill. The intensification rate is also reflective of the potential for accommodating growth outside of the Built Boundary, that is, the intensification rate will be higher for municipalities in which development opportunities only or primarily exist within the Built Boundary (e.g., Newmarket).

Table 2 provides the proposed intensification rates and number of intensification units assumed in the 2051 population forecast for each local municipality. Just over 50,000 housing units are assumed to be developed within Markham's Built Boundary between 2016 and 2051.

Table 2: Proposed Local Municipal Intensification Targets and Units (2016-2051)		
Municipality	Units	Rate (%)
Markham	50,300	52
Vaughan	49,100	56
Richmond Hill	33,100	77
<i>Subtotal</i>	<i>132,500</i>	
Newmarket	8,700	86
Aurora	4,600	45
Whitchurch-Stouffville	3,600	21
King	2,800	35
Georgina	2,500	28
East Gwillimbury	800	3
<i>Subtotal</i>	<i>23,000</i>	
York Region Total	155,500	50
Source: York Region March 18, 2021 report (Attachment 1, Table 14)		

For lands outside the Built Boundary the Region is assuming a designated greenfield area (DGA) minimum density of 60 residents + jobs per hectare; for Markham the minimum DGA target is proposed to be 70 residents + jobs per hectare

DGA lands represent developable lands with the Urban Area that are outside of the Built Boundary (often referred to as greenfield lands). Figure 1 identifies the DGA in Markham. The Growth Plan requires a minimum density target of 50 residents and jobs per developable hectare Region-wide. The higher Region-wide target of 60 residents and jobs per developable hectare or 17 units per hectare is based on the Region's analysis of development densities that are currently being delivered by the market.

Similar to the intensification assumption, the minimum DGA target varies for each local municipality as shown in Table 3. Markham, Vaughan and Richmond Hill are assumed to have the highest density target at 70 residents + jobs/hectare, offsetting the lower assumed density in the northern municipalities.

Table 3: Proposed Local Municipal Intensification Targets	
Municipality	2051 DGA Target (residents+jobs per hectare)
Markham	70
Vaughan	70
Richmond Hill	70
<i>Subtotal</i>	
Newmarket	40
Aurora	55
Whitchurch-Stouffville	50
King	30
Georgina	35
East Gwillimbury	55
<i>Subtotal</i>	
York Region	60
Source: York Region March 18, 2021 report (Attachment 1, Table 15).	

Employment growth assumptions take into account the changing nature of employment

The employment forecast anticipates growth of 345,500 jobs in the Region in the next 30 years. The Region expects employment growth to be driven by a continued shift toward knowledge-based jobs, growth in e-commerce, and an increase in work from home employment.

Table 4 provides a breakdown of the expected growth by sector, namely major office, employment area, population-related and rural. Major office jobs represents employment in large freestanding office buildings. Employment area jobs are those within designated employment areas and typically include manufacturing, research and development, warehousing and ancillary retail, office and service uses. Population-related jobs are those outside of employment areas that serve the local population, including retail, service, education, municipal government, community services, other institutional jobs and home-based businesses. Rural jobs are those outside settlement areas and outside employment areas and typically include agricultural and rural-based jobs and home-based businesses.

The breakdown by employment type by each local municipality was not provided, however the Regional staff report indicates that assumptions underlying the large share of employment growth assigned to both Markham and Vaughan shown in Table 1 are based on:

- proposed additional employment area lands in urban expansion areas;
- the strong office market and potential for office in Centres and Corridors supported by the Vaughan and Yonge North subway extensions; and
- population-related employment growth that will accompany significant population growth.

Employment Type	Job Growth	Growth Share
Major Office	92,000	26%
Employment Area	128,000	37%
Population Related	124,000	36%
Rural	1,500	<1%
York Region	345,500	100%

Source: York Region March 18, 2021 report, Table 2.

80 percent of the Region’s remaining whitebelt lands are required to accommodate population and employment growth to 2051; this includes 100% of Markham’s whitebelt lands (1,490 ha)

The term ‘whitebelt lands’ refers to lands within the Region that are outside of the Built Boundary and outside of the Greenbelt Area. Markham’s whitebelt lands are designated ‘Countryside’ in the 2014 Official Plan as shown in Figure 1, and are currently intended for agricultural uses.

The land needs assessment identified that an additional 3,400 hectares (8,400 ac) of urban expansion lands are required to accommodate population and employment growth to 2051, representing 80% of the Region’s remaining whitebelt lands. Table 5 identifies the whitebelt lands available by local municipality and the proportion assumed to accommodate 2051 growth for both population and employment.

Figure 2 identifies the proposed additional urban expansion lands in Markham and Whitchurch-Stouffville. All of the whitebelt lands in Markham, Vaughan, Whitchurch-Stouffville and King Township are required to accommodate growth to 2051. Just over a quarter of the whitebelt lands in East Gwillimbury are identified to accommodate 2051 growth but the remainder are expected to be required post 2051.

Municipality	Available Whitebelt	% of Total Available Needed	Proposed Urban Expansion Lands		
			Total	Community	Employment
Markham	1,490	100%	1,490	1,270	220
Vaughan	1,210	100%	1,210	500	710
East Gwillimbury	960	26%	245	180	65
Whitchurch-Stouffville	375	100%	375	280	95
King	80	100%	80	70	10
York Region	4,115	83%	3,400	2,300	1,100

Note: There are no whitebelt lands in Aurora, Newmarket, Richmond Hill or Georgina.
Source: York Region March 18, 2021 report (Table 5) and City of Markham Policy & Research Group.

Factors considered in the forecast and lands needs assessment include the Province's land needs assessment methodology and the need to plan for growth in a fiscally responsible manner

The Region is required to use the Province's Land Needs Assessment (LNA) methodology to determine land needs to 2051 in accordance with the Growth Plan. The Regional staff report identifies the various components of the methodology including market demand, Growth Plan intensification and DGA targets, accommodation of all employment types, determining community and employment land needs based on a demand and supply analysis, and planning for the infrastructure needed to build complete communities to 2051.

The LNA methodology does not determine the distribution of the forecasts. In assigning growth to local municipalities, the Region considered the costs, risks and opportunities in each municipality and also placed a strong emphasis on infrastructure capacity and timing to ensure growth is managed in a financially sustainable manner. The Region's analysis indicates that the regional water, wastewater and transportation infrastructure costs per capita at full build-out of the whitebelt lands are lowest in the southeast portion of the Region (e.g., Markham and Whitchurch-Stouffville). It also considered that growth in the southeast portion of the Region capitalizes on recent investments in downstream water and wastewater projects as well as access to Highway 404 and planned GO expansion and is thus less risky than growth in northern York Region which is dependent on approval of major new infrastructure investments.

Availability and timing of Regional infrastructure (water and wastewater facilities, higher order transit and road improvements) also informs the pace of growth to 2051, particularly in the short and medium term. The availability and timing of infrastructure is important as development charges are the primary source for recovering infrastructure investments. Development charges identified in the Region's and local municipal Development Charges By-laws are based on assumptions about the amount of development occurring over a certain time period. The Report notes that slower than anticipated growth could result in slower than anticipated cost recovery through development charges to pay down debt or fund new infrastructure.

Declining housing affordability is identified as a risk in achieving the 2051 forecast

The Region's report identifies that the declining affordability of market housing in York Region has been a factor in the Region's slower than forecast growth over the past several years. In order to improve affordability to the extent possible, the forecast assumes an increased supply of medium-density housing, primarily entry-level townhouse products geared to low and middle income households. The Region has also identified a need for about new 90,000 rental housing units over the next 30 years.

The Report notes that the average annual population growth of 26,100 persons per year required over the next 30 years (2021-2051) is almost 10,000 persons per year higher than the recent 10-year (2010-2020) average of 16,500, and slightly above the historical

35-year average (1986-2020) of 24,900. The Region acknowledges that careful monitoring of growth and adjustments to the forecasts will be needed through future MCRs (every 5-10 years), Master Plan updates and annual Capital Plans.

Phasing of infrastructure and development will be required to mitigate growth-related risks

The Region describes the amount of urban expansion and associated population and employment to 2051 as unprecedented. In addition to the hard infrastructure (roads, transit, pipes) required to service recent and new expansion areas, soft services such as community centres, libraries and schools will also be required. The Region will be developing a strong phasing policy framework for inclusion in the regional and local official plans in order to manage this amount of growth. Factors being considered in the framework include:

- the alignment of capital spending;
- achievement of population thresholds;
- prioritizing areas which have a higher level of certainty to maximize return on investment;
- requirement to provide a logical progression of development; and
- tying the timing development in urban expansion areas to the sustained achievement of the Region's intensification target.

2.0 Preliminary Comments on the Forecast Assumptions and Land Needs Assessment for Markham

Table 6 provides a summary of the population, intensification and DGA assumptions for Markham. The following provides preliminary staff comments on the draft forecast and land needs assessment. Staff will be reporting back on these and any additional comments following a more detailed review of the York Region analysis and public consultation (see Section 3.0).

Table 6: Summary of Forecast Assumptions for Markham

	2016	2051	2016-2051 (35 yrs)		2006-2019 (Actual)
			Total Growth	Average Annual	Average Annual
Population	339,100	619,200	280,100	8,000	4,150
Employment	182,000	309,200	127,200	4,200	2,990
Jobs/Population	54%	50%			
					2010-2019 (Actual)
Total Units*			97,000	2,760	2,240
Intensification Units			50,300	1,440	1,280
Intensification Rate			52%		57%
Proposed Expansion Lands	Total	Community	Employment		
Hectares (acres)	1,490 (3,680)	1,270 (3,140)	220 (540)		
DGA Target (residents + jobs/ha)		70			

Source: York Region March 18, 2021 report, various tables.

* Markham Policy & Research calculation.

The population and employment forecast for Markham appears optimistic given recent growth trends

The population growth of 280,100 persons in Markham between 2016 and 2031 represents average growth of 8,000 persons per year. This rate of growth is over one-third higher than the average annual population growth identified in the Official Plan to 2031, and almost double the average annual population growth of just over 4,000 persons that Markham experienced between 2006 and 2019.

The average annual employment growth rate of 4,200 jobs over the next 35 years is only about 10% higher than the average annual growth identified in the Official Plan to 2031 but 40% higher than the average annual employment growth of 2,990 jobs experienced since 2006. It is expected that the high assumptions of growth for Markham are based on the availability of a considerable amount of urban expansion lands and existing infrastructure relative to other municipalities in the Region.

Although staff question the likelihood of achieving the population and employment forecast by 2051, the target activity rate of 1 job for every 2 persons is supported. Staff also support the variety of employment types (major office, employment area and population-related) being assumed in Markham as major office and employment area employment are critical to maintaining a strong tax base.

The intensification target of 52% for Markham appears to be achievable

The Region's assumed 52% intensification rate for Markham is comparable to the rate assumed in the current 2010 Regional Official Plan for Markham in terms of both percentage and units per year. Markham Council endorsed a higher 60% intensification rate in the Markham Official Plan.

As mentioned, as the intensification rate represents a percentage of total unit growth, the intensification rate for a municipality depends not only on the potential for development/redevelopment within the Built Boundary, but also on the number of units that are assumed to be developed outside of the Built Boundary during the same time period. In addition, since the majority of intensification development in Markham is assumed to be high density building types (e.g., apartments), consideration of how many apartment units the market can deliver in a year also factors into determining an achievable intensification rate.

The 52% intensification rate in the proposed forecast assumes development of approximately 1,440 intensification units per year, which is only slightly higher than the 1,260 intensification units per year to 2031 assumed in the Official Plan, and the average annual number of intensification units developed between 2010 and 2019.

The DGA minimum density of 70 residents and jobs per hectare for Markham requires review; concern is access to higher-order transit for the proposed expansion lands north of Elgin Mills Road

The Region is proposing a Region-wide DGA minimum density target of 60 residents and jobs per hectare (r+j/ha) but a 70 r+j/ha target for Markham, Vaughan and Richmond Hill.

The 70 r+j/ha target reflects the current ROP policy for new community areas, including Markham's Future Urban Area which is now starting to be developed. Achievement of the 70 r+j/ha target was dependent on delivering high density units within the proposed Major Mackenzie Drive rapid transit corridor. The majority of the proposed expansion lands in Markham will not be in proximity to higher order transit. Therefore, achieving the 70 r+j/ha density in communities north of Elgin Mills Road may be challenging.

The employment forecasts assumes a large share of Major Office development in Markham largely related to the Yonge North Subway Extension; Markham will need to ensure appropriate opportunities are available for office development along the Yonge Corridor and in the Langstaff Gateway Regional Centre

The Region's forecast assumes a large component of Major Office jobs in Markham largely related to the YNSE. This will require planning for office development in designated locations in the Yonge Street Corridor and Langstaff Secondary Plan areas, perhaps to higher levels than previously anticipated, in order to capitalize on the advantage of the subway for attracting office development.

The viability of employment lands east of Warden Avenue and interface with Almira Hamlet needs to be confirmed

Staff agree that the urban expansion area east of Warden Avenue is the only remaining significant location for additional employment area lands in Markham. With the ongoing pressure to convert employment lands in other areas of Markham, it is important to plan for continued opportunities for employment uses that require large land areas and highway access. However, the viability of the proposed employment expansion area east of Warden Avenue requires further analysis given the distance (3+ km) from Highway 404. In addition, the proximity of the proposed employment expansion lands to the Almira Hamlet along 19th Avenue also requires further discussion.

Markham staff agree controlled phasing will be critical for orderly and fiscally responsible development of the expanded designated greenfield area

As mentioned in the Region's report the amount of urban expansion proposed for Markham represents a very large amount of development over a large geography. In addition to infrastructure investment, detailed planning similar to the Conceptual Master Plan exercise undertaken for the current Future Urban Area in northwest Markham will

need to be undertaken. Subwatershed studies will need to be completed for subwatersheds east of the Robinson Creek including the sensitive Little Rouge Creek subwatershed. A strong phasing program will be required to ensure the lands are brought online for development in a manner that ensures new communities are completed infrastructure including transit are available. There also needs to be an appropriate balance with the provision of infrastructure in intensification areas.

Markham staff will be having further discussion with Regional staff to better understand the assumptions underlying these and any additional issues, prior to reporting back to Council.

3.0 Proposed Public Consultation Program

Regional consultation on the proposed forecast and land needs assessment is expected to occur during the spring and summer in advance of release of a draft Regional Official Plan in Fall 2021. Regional consultation will include continued meetings with local municipal staff, the development industry (BILD) and the public through online engagement and a virtual open house. The Region is requesting local municipal Council input by mid-July 2021.

Given the mid-July 2020 requested timeline for returning comments to the Region, and the need to return to Markham Council with comments in June to meet this timeline, it is recommended that a public consultation program be undertaken over a 6-week period from mid-April to end of May. The consultation program is proposed to include the following components:

- Your Voice Markham presence (late April to late May)
- Council Education Session (early May)
- Meetings with ratepayer associations, agencies and development industry (May)
- Virtual City-wide Public Open House (late May)
- Consultation with City departments (ongoing)

Events will be coordinated with York Region consultation events where feasible.

4.0 Recommendations and Next Steps

It is recommended that this report form the basis for public consultation on the Region's Proposed 2051 Forecast and Land Needs Assessment, and that the proposed public engagement program outlined in this report be endorsed. Staff will scheduling a Council workshop and then reporting back to Committee in early summer with recommended comments as Markham's submission to the Region on the proposed forecast.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Growth management is related to a number of strategic priorities including Goal 3 Safe, Sustainable and Complete Community of Building Markham's Future Together, 2020-2023.

BUSINESS UNITS CONSULTED AND AFFECTED:

All City departments will be consulted for comments on the Region's Proposed 2051 Forecasts and Land Needs Assessment.

RECOMMENDED BY:

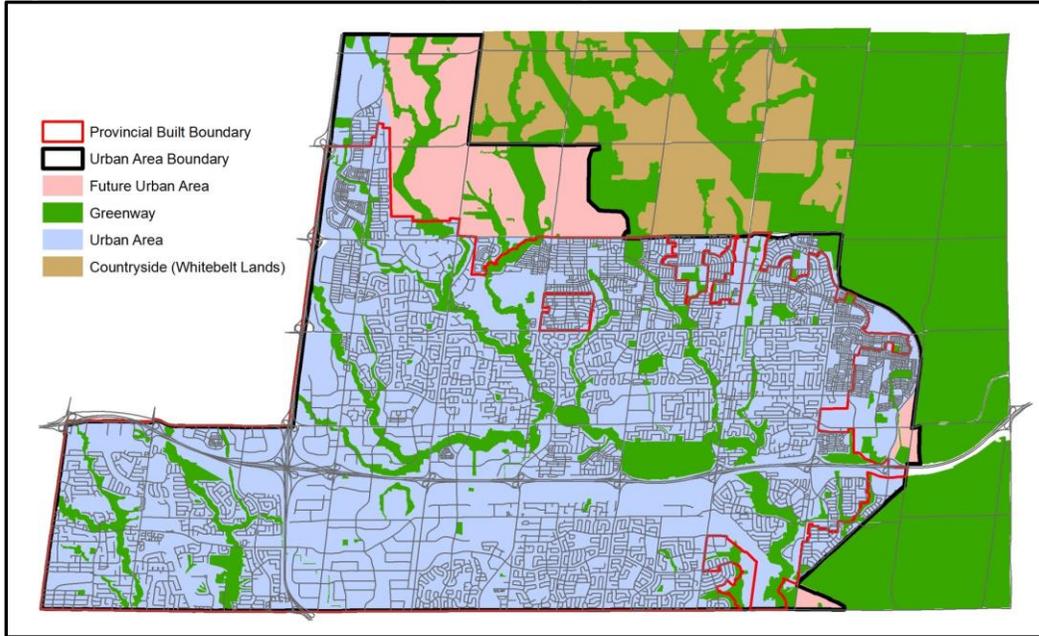
Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

Figure 1: Markham's Built Boundary, Designated Greenfield Area and Whitebelt Lands

Figure 2: Proposed Urban Expansion Lands in Markham and Whitchurch-Stouffville

Figure 1: Markham's Built Boundary and Designated Greenfield Area



Designated Greenfield Area in 2051 = All of the lands outside of the Provincial Built Boundary that are not in the Greenway designation (i.e., some Urban Area lands, all Future Urban Area lands, and all Countryside lands shown above).

Figure 2: Proposed Urban Expansion Lands in Markham and Whitchurch-Stouffville

